

DISTRICT COURT OF THE VIRGIN ISLANDS  
DIVISION OF ST. THOMAS AND ST. JOHN

BANCO POPULAR DE PUERTO RICO,	)	
	)	
Plaintiff,	)	
	)	
v.	)	Civil No. 2015-75
	)	
STEVE GARDNER a/k/a STEVE G. GARDNER	)	
a/k/a STEVEN G. GARDNER; FAYE LEUNG;	)	
UNITED STATES OF AMERICA, DEPARTMENT	)	
OF JUSTICE; and THE BOARD OF DIRECTORS	)	
OF THE PALM GARDEN CONDOMINIUM OWNERS	)	
ASSOCIATION,	)	
	)	
Defendants.	)	
	)	

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**ATTORNEYS:**

**Lisa Michelle Komives, Esq.**  
Dudley Topper & Feuerzeig  
St. Thomas, VI  
*For Banco Popular de Puerto Rico,*

**Ronald Sharpe, USA**  
**Jocelyn Hewett, AUSA**  
United States Attorney's Office  
St. Thomas, VI  
*For the United States,*

**Michael Fitzsimmons, Esq.**  
Duensing & Casner  
St. Thomas, VI  
*For the Board of Directors of the Palm Garden Condominium  
Owners Association.*

**Clive Rivers, Esq.**  
Law Offices of Clive Rivers  
St. Thomas, VI  
*For Faye Leung,*

**Steven Gardner**  
*Pro se.*

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**ORDER**

**GÓMEZ, J.**

Before the Court is the proposed Consent Judgment between the plaintiff, Banco Popular de Puerto Rico ("Banco Popular"), and the defendants, Steve Gardner a/k/a Steve G. Gardner a/k/a Steven G. Gardner ("Gardner"); Faye Leung; the United States of America, Department of Justice; and the Board of Directors of the Palm Garden Condominium Association.

The premises considered, it is hereby

**ORDERED** that the Consent Judgment, docketed at ECF No 25-1, is **APPROVED** provided that:

1. the judgment awarded to Banco Popular shall be reduced by the total amount of attorney's fees and costs sought: \$8,605.93. Any award of reasonable attorney's fees and costs may only be made upon proper application to the Court, consistent with Title 5, section 541 of the Virgin Islands Code;
2. the interest awarded to Banco Popular shall be reduced proportionately to reflect the exclusion of attorney's fees and costs from the judgment;
3. only Banco Popular shall be awarded a money judgment on its debt claim;

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4. notice of the Marshal's sale shall be published once a week for at least four (4) consecutive weeks prior to the sale in a newspaper regularly issued and of general circulation in the U.S. Virgin Islands, which uses newsprint; and

5. in accordance with Title 5, section 489 of the Virgin Islands Code, "[i]f, after the satisfaction of the judgment, there are any proceeds of the sale remaining, the clerk shall pay such proceeds to the judgment debtor . . . ." *Id.*; it is further

**ORDERED** that the trial setting in this matter is **VACATED**;  
it is further

**ORDERED** that all pending motions in this case are **MOOT**; and  
it is further

**ORDERED** that the Clerk of the Court shall **CLOSE** this case.

s\\_\_\_\_\_  
**CURTIS V. GÓMEZ**  
**District Judge**